

Planning Board Meeting May 21, 2012

A regular meeting of the Planning Board, Town of Yorktown, was held on May 21, 2012, at the Yorktown Community & Cultural Center, 1974 Commerce Street, Yorktown Heights, NY 10598. The Chair, Rich Fon, opened the meeting at 7:30 P.M. with the following members present:

John Savoca
John Flynn
John Kincart
Darlene Rivera
Ann Kutter, alternate

Also, present were: John Tegeder, Director of Planning, Robyn Steinberg, Planner, and Karen Wagner, attorney to the Planning Board. Diane Dreier and J. Patrick Francois Conservation Board members were present.

Discussion	No discussion took place at this time
Correspondence	The Board reviewed the Planning Department's letter on the update of the Costco DEIS. Costco is revising the DEIS based on discussion with town staff
Follow-up Correspondence - Liaison Reports	No discussion took place at this time. No reports were submitted at this time.
Courtesy of the Floor	No one from the public came forward at this time.

Minutes: May 7, 2012

Upon motion by Kutter, seconded by Savoca, and with all those present voting aye, the Board approved the minutes of May 7, 2012 as per the Chair's copy.

WORK SESSION

Gione Minor Subdivision

SBL: 27.15-2-1

Location: 21 Loder Road

Contact: Site Design Consultants

Description: A proposed 2 lot subdivision with an existing residence. The new residence will be serviced with town water and individual septic system.

Joe Riina, project engineer was present. Riina stated the applicant had gone before the ZBA and been granted the front yard variance. Riina asked the Board to schedule a public hearing. Fon stated the Conservation Board was in favor of the plan. Tegeder felt the rear yard was too small to accommodate normal back yard activities. Tegeder suggested the house be turned or moved forward. Riina stated he would try to re-orient the house to increase the back yard. The Board scheduled a public Hearing for June 11, 2012.

Discussion Subdivision

Town Board Referral

Allow Recycling as a permitted manufacturing use in the I-1 Zone.

Al Capellini, project attorney, was present with applicant Brian D'Amico. D'Amico stated the facility will pickup commingled recyclable and cardboard to process installing two buildings on

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the site. The Planning Board reviewed the amendment to the ordinance. The recyclables would come from Yorktown's commercial sector as well as Putnam County. Residential collections would be addressed at a future date. Currently, the town has an IMA with Westchester County. Mr. D'Amico explained that trucks carrying would collect the recyclables and bring the contents to the site. The contents would be contained and within the buildings and trucked off of the site. D'Amico stated oils would only be brought to the site for use in the building. D'Amico stated some items would be sorted as sorting brought a higher price then commingled. D'Amico stated he might collect tires which would then be stored in trailers, and rent a shredder. D'Amico stated tires are not hazardous waste and one would need a license from the County. The facility would not collect garbage. Flynn explained that once amended this will allow recycling facilities in all I-1 zones. Wagner stated site plan approval can take into consideration noise and traffic. Flynn wanted to limit categories to those not containing hazardous waste. The Board requested more information from the Planning Department about where other I-1 zones are located and the extent and the residential properties, if any, adjacent to these sites. Flynn explained this ordinance went beyond his facility to all I-1 zones throughout the Town. Tegeder requested additional time for review. The Board mentioned screening, noise, traffic odors, tractor trailers, and outdoor storage. The Board discussed bonding should the site be abandoned. Should the above mentioned concerns be addressed in the zoning regulations or the site plan process. Tegeder stated the Planning Board needs additional time to review the draft legislation. Flynn washing trucks on site should be prohibited.

Fieldhome Expansion

SBL: 35.12-1-3

Discussion Soccer Field

Location: 2300 Catherine Street

Contact: Al Capellini

Description: Approved continuum of care facility consisting of independent living units and skilled nursing home replacing existing home with a common facility supporting both communities.

Al Capellini, project attorney, Joe Riina, project engineer, and John Ahearn Al Capellini, project attorney, Joe Riina, project engineer, and John Ahearn Fieldhome CEO, were present. In addition, a member of the Yorktown Parks & Recreation Department wer in attendance, as well as members of the Recreation Commission. The Board discussed the 32-acre field currently used as a soccer field. It was agreed that the soccer field, as it is currently layed out is not a full-sized field and can only be used by younger players. The Recreation Commission was concerned with the future use of the field and was requesting a multi=purpose field that would also accommodate lacross. Ahearn voiced his concern with noise and the disadvantage this might have for the adjacentindependent senior housing facility. The residents of Glassbury Court were concerned with taffic and the parking situation along Catherine Street. Glassbury residents reported that when curbs were installed it narrowed the road. Diana Quast, chair of the Recreation Commission stated that agreement between the Town and the Fieldhome was signed six years ago, but the

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fields had to be improved. Quast will work with the Fieldhome when developing a new schedule for the field. Proper scheduling can help to alleviate some of the traffic and parking problems. Discussion of alternate sites did not result in any new recommendations. Fon discussed fencing and was asked at who's cost. Fon felt the Soccer Clubs might take that responsibility. Capellini stated he would review the Trump Park recreation agreement to use as a model if a new agreement was required. Fon discussed fields at the Fieldstone Manor site and the Planning Board agreed to forward plans to the Recreation Commission and The Parks Department.

Upon motion by Savoca, seconded by Rivera, and with all those present voting aye, the meeting was adjourned at 9:15pm.